

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

In re: § Case No. 3:22-BK-03366
§
SC&W REAL ESTATE INVESTMENT, §
LLC §
§
Debtor(s) §

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION REPORT
CERTIFICATION THAT THE ESTATE HAS BEEN FULLY ADMINISTERED
AND APPLICATION TO BE DISCHARGED (TDR)**

Eva M. Lemeh, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: <i>(without deducting any secured claims)</i>	\$195,600.00	Assets Exempt:	NA
Total Distributions to Claimants:	\$62,149.22	Claims Discharged Without Payment:	NA
Total Expenses of Administration:	\$17,609.06		

3) Total gross receipts of \$79,758.28 (see **Exhibit 1**), minus funds paid to the debtor(s) and third parties of \$0.00 (see **Exhibit 2**), yielded net receipts of \$79,758.28 from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Secured Claims (from Exhibit 3)	\$0.00	\$195,600.00	\$0.00	\$0.00
Priority Claims:				
Chapter 7 Admin. Fees and Charges (from Exhibit 4)	NA	\$17,609.06	\$17,609.06	\$17,609.06
Prior Chapter Admin. Fees and Charges (from Exhibit 5)	NA	\$0.00	\$0.00	\$0.00
Priority Unsecured Claims (From Exhibit 6)	\$0.00	\$0.00	\$0.00	\$0.00
General Unsecured Claims (from Exhibit 7)	\$0.00	\$304,400.00	\$304,400.00	\$62,149.22
Total Disbursements	\$0.00	\$517,609.06	\$322,009.06	\$79,758.28

4). This case was originally filed under chapter 7 on 10/19/2022. The case was pending for 14 months.

5). All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6). An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 12/14/2023

By: /s/ Eva M. Lemeh
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO
FINAL ACCOUNT**

EXHIBIT 1 – GROSS RECEIPTS

DESCRIPTION	UNIFORM TRAN. CODE	AMOUNT RECEIVED
Contract with Building Company No. 7, LLC Deposits made for Pool & Pool House \$84,739.82	1129-000	\$36,755.82
See Schedule A/B Part 1, Question 3 Attachment Checking 7 0 4 0	1129-000	\$1,002.46
Potential 547 action against James Cox for \$26,884.23.	1141-000	\$20,000.00
potential 547 action for \$104,000 against Half-Moon Development, LLC	1141-000	\$17,500.00
Potential 549 action against Chris Forget for \$14,535.00. A check was written to him pre-petition, but it cleared post-	1141-000	\$2,000.00
Potential 547 action against Utilities Construction Company, LLC for \$15,000.	1241-000	\$2,500.00
TOTAL GROSS RECEIPTS		\$79,758.28

The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

EXHIBIT 2 – FUNDS PAID TO DEBTOR & THIRD PARTIES

NONE

EXHIBIT 3 – SECURED CLAIMS

CLAIM NUMBER	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
1	Renaissance Bank	4210-000	\$0.00	\$195,600.00	\$0.00	\$0.00
	CITY OF SPRING HILL	4110-000	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL SECURED CLAIMS			\$0.00	\$195,600.00	\$0.00	\$0.00

EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Eva M. Lemeh, Trustee	2100-000	NA	\$7,237.91	\$7,237.91	\$7,237.91
Eva M. Lemeh, Trustee	2200-000	NA	\$4.66	\$4.66	\$4.66
Pinnacle Bank	2600-000	NA	\$1.49	\$1.49	\$1.49
U. S. BANKRUPTCY COURT CLERK	2700-000	NA	\$1,400.00	\$1,400.00	\$1,400.00
Thompson Burton PLLC, Attorney for Trustee	3210-000	NA	\$8,965.00	\$8,965.00	\$8,965.00
TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES		NA	\$17,609.06	\$17,609.06	\$17,609.06

EXHIBIT 5 – PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES

NONE

EXHIBIT 6 – PRIORITY UNSECURED CLAIMS

NONE

EXHIBIT 7 – GENERAL UNSECURED CLAIMS

CLAIM NUMBER	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
2	CITY OF SPRING HILL	7200-000	\$0.00	\$304,400.00	\$304,400.00	\$62,149.22
	Middle TN Erosion & Sediment Control, LLC	7100-000	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL GENERAL UNSECURED CLAIMS			\$0.00	\$304,400.00	\$304,400.00	\$62,149.22

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

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Exhibit 8

Case No.: 22-03366
Case Name: SC&W REAL ESTATE INVESTMENT, LLC
For the Period Ending: 12/14/2023

Trustee Name: Eva M. Lemeh
Date Filed (f) or Converted (c): 10/19/2022 (f)
§341(a) Meeting Date: 11/14/2022
Claims Bar Date: 04/24/2023

1	2	3	4	5	6	
Ref. #	Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1	See Schedule A/B Part 1, Question 3 Attachment Checking 7 0 4 0	\$1,002.46	\$1,002.46		\$1,002.46	FA
Asset Notes: Atty p young will send a letter to Renessant Bank asking for the return of the \$196,500 which was in the debtor's account at the time of filing (They will likely tell us that the bond has been called and that the money is gone; but I think we need to get the documentation on that for the file.) (Sch B attachment - Renasant Bank (Current balance is \$15,537.46. However, there is an outstanding check #1237 out for \$14,535.00 that still needs to clear written to a Chris Forget for materials).						
2	Performance Bond for Reserve at Bellagio Villas Phase 1 Section 1	\$72,600.00	\$0.00		\$0.00	FA
Asset Notes: bond issuer refused to turn over bond funds because project had to hire another contractor who charged more; city filed a claim for in excess of 300,000 which was the cost to finish the project						
3	Maintenance Bond for Reserve at Bellagio Villas Phase 1 Section 1	\$123,000.00	\$0.00		\$0.00	FA
Asset Notes: Trustee received documentation and explanation -loan documents executed and deposit account and letters of credit given to bank as collateral for project; project is not complete and another contractor hired to complete the project so funds not subject to turnover as bank is a secured creditor						
4	Contract with Building Company No. 7, LLC Deposits made for Pool & Pool House \$84,739.82	\$84,739.82	\$84,739.82		\$36,755.82	FA
Asset Notes: turnover action for \$84,739.82 against Building Company No. 7, LLC.						
5	potential 547 action for \$104,000 against Half-Moon Development, LLC	\$104,000.00	\$104,000.00		\$17,500.00	FA
Asset Notes: adversary 23-90032; settled for payment of \$17,500 from defendant Half Moon Development. Order entered 08/21/23 (docket entry no. 43) listed in original SOFA 4						
6	Potential 547 action against James Cox for \$26,884.23.	\$24,000.00	\$26,884.23		\$20,000.00	FA
Asset Notes: adversary 23-90030. settled for payment of \$20,000 from defendant James Cox. Order entered 05/05/23 (docket entry no. 24) listed in original SOFA 4						
7	Potential 547 action against Utilities (u) Construction Company, LLC for \$15,000.	\$15,000.00	\$15,000.00		\$2,500.00	FA
Asset Notes: adversary no. 23-90033; settled for payment of \$2,500 from defendant Utilities Construction Company, LLC. Order entered 05/05/23 (docket entry no. 24)						

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Trustee Name: Eva M. Lemeh
Date Filed (f) or Converted (c): 10/19/2022 (f)
§341(a) Meeting Date: 11/14/2022
Claims Bar Date: 04/24/2023

1	2	3	4	5	6	
Asset Description (Scheduled and Unscheduled (u) Property)		Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
8	Potential 549 action against Chris Forget for \$14,535.00. A check was written to him pre-petition, but it cleared post-petition- an unauthorized post-petition transfer.	\$14,535.00	\$14,535.00		\$2,000.00	FA
9	VOID	\$0.00	\$0.00		\$0.00	FA

TOTALS (Excluding unknown value)			<u>Gross Value of Remaining Assets</u>
	\$438,877.28	\$246,161.51	\$79,758.28

Major Activities affecting case closing:

10/07/2023 paid special counsel fees; once check clears case ready for tfr
09/01/2023 once pay attys fees/expenses of atty young case will be ready for tfr
08/22/2023 order approving motion for comp and settlement signed once receive money atty p young wil file fee app after he is paid case will be ready for tfr
07/11/2023 motion for comp and settlement on last adversary filed
06/02/2023 one adversary to resolve, when resolved atty young will file fee app
05/16/2023 comp and settle orders signed now waiting on checks; atty young will then file fee app then case will be ready for tfr
04/01/2023 once adversaries resolved and pay atty young case will be ready for tfr
03/01/2023 response from renasant bank below-it is a secured creditor of debtor's letter of creditor and deposit accounts

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Claims Bar Date: 04/24/2023

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02/16/2023 email from counsel for Renasant Bank-holding bond funds

Eva:

Good afternoon. Thanks for taking my call. As mentioned, this firm represents Renasant Bank. We are gathering some information from our client and should get back with you next week. Pursuant to your letter dated January 23, 2023, you requested a response by tomorrow. Please confirm we have more time to respond.

Also, please confirm that you waive any conflict of interest as it relates to our representation of Renasant, with respect to our firm's former representation of you.

Regards,

Patrick

Patrick Warfield
Partner
222 Second Avenue South, Suite 2000
Nashville, Tennessee 37201
direct 615-724-3230
fax 615-724-3330
pwarfield@burr.com
Web

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Claims Bar Date: 04/24/2023

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01/23/2023 Update from atty young:

Atty p young will send a letter to Renessant Bank asking for the return of the \$196,500 which was in the debtor's account at the time of filing (They will likely tell us that the bond has been called and that the money is gone; but I think we need to get the documentation on that for the file.)

(Sch B attachment - Renasant Bank (Current balance is \$15,537.46. However, there is an outstanding check #1237 out for \$14,535.00 that still needs to clear written to a Chris Forget for materials).

1) will send demand letter to Renasant Bank RE: Debtor's account at Renasant totaling \$196,500.00 (the "Funds") upon which the bank placed a hold as security for certain bonds for a construction project in favor of the City of Spring Hill, Tennessee, asking for the return of the \$196,500. They will likely tell us that the bond has been called and that the money is gone; but we need to get the documentation on that for the file.

2) I believe we have a 547 action for \$104,000 against Half-Moon Development, LLC. I suggest we send them a demand letter.

3) I believe we have a 547 action against James Cox for \$26,884.23. I suggest we send a demand letter.

4) I believe we have a 547 action against Utilities Construction Company, LLC for \$15,000. I suggest we send a demand letter.

5) I believe we have a 549 action against Chris Forget for \$14,535.00. A check was written to him pre-petition, but it cleared post-petition. I believe that is an unauthorized post-petition transfer. Do you want to pursue it? It is a relatively small amount and collection against an individual would be difficult. I'd probably let it go but your call.

6) I believe we have a turnover action for \$84,739.82 against Building Company No. 7, LLC. I suggest we send a demand letter.

01/17/2023 atty young will send demand letters; file APs if necessary

12/01/2022 atty p young sent demand letters for turnover and preferences/fraud convs

10/26/2022 received tax returns and forwarded to accountant for review

10/26/2022 questions raised after read/reviewed explanation of preference/fraud transfers and review of tax returns:

1. Has the Debtor sold any property to related individuals or companies?
2. Does Mr. Cox own or control any other entities that have had transactions with the Debtor?
3. Any transactions with Half Moon Development and the Debtor not already disclosed?
4. What happened to the almost \$500,000 of cash that LLC had at 12/31/21?
5. Are there any lots of land left to be sold?

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Trustee Name: Eva M. Lemeh
Date Filed (f) or Converted (c): 10/19/2022 (f)
§341(a) Meeting Date: 11/14/2022
Claims Bar Date: 04/24/2023

1	2	3	4	5	6
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10/24/2022 possible preferences/fraud conv so emailed atty p young to review for conflicts and get employed if none; requested biz docs from debtor's atty

Initial Projected Date Of Final Report (TFR): 06/30/2024

Current Projected Date Of Final Report (TFR): 12/31/2023

/s/ EVA M. LEMEH

EVA M. LEMEH

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Exhibit 9

CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No. 22-03366
 Case Name: SC&W REAL ESTATE INVESTMENT, LLC
 Primary Taxpayer ID #: **-***6565
 Co-Debtor Taxpayer ID #:
 For Period Beginning: 10/19/2022
 For Period Ending: 12/14/2023

Trustee Name: Eva M. Lemeh
 Bank Name: PINNACLE BANK
 Checking Acct #: *****0311
 Account Title:
 Blanket bond (per case limit): \$8,000,000.00
 Separate bond (if applicable):

1	2	3	4	5	6	7	
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
11/08/2022	(1)	SC&W REAL ESTATE INVESTMEN	balance in checking account	1129-000	\$1,002.46		\$1,002.46
12/30/2022		Pinnacle Bank	Service Charge	2600-000		\$1.49	\$1,000.97
02/14/2023	(4)	Building Company Number Seven, Inc.	balance of contract with Building Company Number Seven, LLC	1129-000	\$36,755.82		\$37,756.79
05/06/2023	(7)	Utilities Construction Company, LLC	settlement proceeds per order to compromise and settle adversary no. 23-90033 entered on 05/05/23 (docket entry no. 24)	1241-000	\$2,500.00		\$40,256.79
05/19/2023	(8)	Robert Waldschmidt IOLTA Escrow account	settlement proceeds to settle adversary no. 21-900031; order entered 05/05/23 (docket entry no. 24)	1141-000	\$2,000.00		\$42,256.79
05/23/2023	(6)	James F Cox	settlement proceeds to settle adversary no. 21-90030; order entered 05/05/23 (docket entry no. 24)	1141-000	\$20,000.00		\$62,256.79
08/30/2023	(5)	James F Cox	per order authorizing comp/settle adv. pro. 23-90032 entered on 08/21/2023 (docket entry no. 43)	1141-000	\$17,500.00		\$79,756.79
10/07/2023	3001	Thompson Burton PLLC	pay special counsel's attorney's fees per order entered on 10/06/23 (docket entry no. 51)	3210-000		\$8,965.00	\$70,791.79
11/28/2023	3002	Eva M. Lemeh	Trustee Compensation Trustee Expenses	*		\$7,242.57	\$63,549.22
			Claim Amount \$7,237.91	2100-000			\$63,549.22
			Claim Amount \$(4.66)	2200-000			\$63,549.22
11/28/2023	3003	U. S. BANKRUPTCY COURT CLERK	Account Number: ; Claim #: ; Notes: Adversary fees for 23-0030A, 23-0031A, 23-0032A and 23-0033A; Amount Claimed: 1,400.00; Amount Allowed: 1,400.00; Dividend: 1.97; Distribution Dividend: 100.00;	2700-000		\$1,400.00	\$62,149.22
11/28/2023	3004	CITY OF SPRING HILL	Account Number: ; Claim #: 2; Notes: allow/unsecured; Amount Claimed: 304,400.00; Amount Allowed: 304,400.00; Dividend: 87.79; Distribution Dividend: 20.42;	7200-000		\$62,149.22	\$0.00

FORM 2

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Exhibit 9

CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No. 22-03366
 Case Name: SC&W REAL ESTATE INVESTMENT, LLC
 Primary Taxpayer ID #: **-***6565
 Co-Debtor Taxpayer ID #:
 For Period Beginning: 10/19/2022
 For Period Ending: 12/14/2023

Trustee Name: Eva M. Lemeh
 Bank Name: PINNACLE BANK
 Checking Acct #: *****0311
 Account Title:
 Blanket bond (per case limit): \$8,000,000.00
 Separate bond (if applicable):

1	2	3	4	5	6	7	
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
			TOTALS:		\$79,758.28	\$79,758.28	\$0.00
			Less: Bank transfers/CDs		\$0.00	\$0.00	
			Subtotal		\$79,758.28	\$79,758.28	
			Less: Payments to debtors		\$0.00	\$0.00	
			Net		\$79,758.28	\$79,758.28	

For the period of 10/19/2022 to 12/14/2023

Total Compensable Receipts:	\$79,758.28
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$79,758.28
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$79,758.28
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$79,758.28
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the account between 11/01/2022 to 12/14/2023

Total Compensable Receipts:	\$79,758.28
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$79,758.28
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$79,758.28
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$79,758.28
Total Internal/Transfer Disbursements:	\$0.00

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 For Period Beginning: 10/19/2022
 For Period Ending: 12/14/2023

Trustee Name: Eva M. Lemeh
 Bank Name: PINNACLE BANK
 Checking Acct #: *****0311
 Account Title: _____
 Blanket bond (per case limit): \$8,000,000.00
 Separate bond (if applicable): _____

1	2	3	4	5	6	7	
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance

TOTAL - ALL ACCOUNTS	NET DEPOSITS	NET DISBURSE	ACCOUNT BALANCES
	\$79,758.28	\$79,758.28	\$0.00

For the period of 10/19/2022 to 12/14/2023

Total Compensable Receipts:	\$79,758.28
Total Non-Compensable Receipts:	<u>\$0.00</u>
Total Comp/Non Comp Receipts:	\$79,758.28
Total Internal/Transfer Receipts:	\$0.00
Total Compensable Disbursements:	\$79,758.28
Total Non-Compensable Disbursements:	<u>\$0.00</u>
Total Comp/Non Comp Disbursements:	\$79,758.28
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the case between 10/19/2022 to 12/14/2023

Total Compensable Receipts:	\$79,758.28
Total Non-Compensable Receipts:	<u>\$0.00</u>
Total Comp/Non Comp Receipts:	\$79,758.28
Total Internal/Transfer Receipts:	\$0.00
Total Compensable Disbursements:	\$79,758.28
Total Non-Compensable Disbursements:	<u>\$0.00</u>
Total Comp/Non Comp Disbursements:	\$79,758.28
Total Internal/Transfer Disbursements:	\$0.00

/s/ EVA M. LEMEH

EVA M. LEMEH